

ORDINANCE NO 3651

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO 15-ZN-2005, FROM W-P (WESTERN THEME PARK DISTRICT) TO PC (PLANNED COMMUNITY DISTRICT) WITH COMPARABLE ZONING OF C-2 (CENTRAL BUSINESS DISTRICT), C-O (COMMERCIAL OFFICE DISTRICT), AND R-5 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) ON A 160 +/- ACRE PARCEL WITH AMENDED DEVELOPMENT STANDARDS LOCATED AT THE SOUTHEAST CORNER OF N SCOTTSDALE ROAD AND E PINNACLE PEAK ROAD

WHEREAS, the Planning Commission and City Council have held hearings on and considered Zoning Case No 15-ZN-2005, and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development, and

WHEREAS, the City Council finds that the streets and thoroughfares are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby, and

WHEREAS, the City Council finds that the following has been established beyond a reasonable doubt The development will constitute continued sustained desirability and stability and will be in harmony with the character of the area, and

WHEREAS, the City Council finds that the following has been established beyond a reasonable doubt This development will be appropriate for the area and the overall planning purpose intended, and that the development will be in harmony with the character of the surrounding areas, and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No 15-ZN-2005

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows

Section 1 That the City Council has made the relevant findings required by Section 5 2105 of the Zoning Ordinance as more specifically set forth above

Section 2 That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 160+/- acre parcel located at the southeast corner of N Scottsdale Road and E Pinnacle Peak Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Western Theme Park District (W-P) to Planned Community District (PC) with comparable zoning of Central Business District (C-2), Commercial Office District (C-O), and Multiple Family Residential District (R-5)

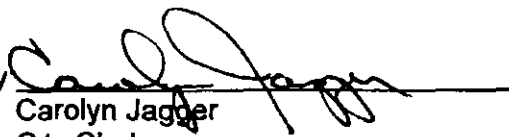
Section 3 That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference


Section 4 That the development standards for the Property located at the northeast corner of 73rd Street and Thompson Peak Parkway are hereby amended, as set forth in the Amended Development Standards, attached hereto as Exhibit 3 and incorporated herein by reference

PASSED AND ADOPTED by the Council of the City of Scottsdale this 10 day of January, 2006

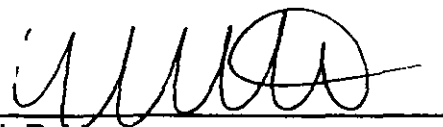
ATTEST

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By   
Carolyn Jagger  
City Clerk

By   
Mary Manross  
Mayor

APPROVED AS TO FORM

By   
Deborah Roberson  
City Attorney